



- SEMI DETACHED HOUSE
- TWO BEDROOMS
- LOUNGE
- FITTED KITCHEN

Eagle Close, Waltham Abbey, EN9 3NA

Being offered CHAIN FREE an opportunity to purchase this modern two bedroom semi detached residence situated on the popular Abbeyfields development. The property benefits from an EXTENDED LEASE and would make a suitable first time/investment purchase. Internal viewing recommended.

PRICE: £297,000 LEASEHOLD



Property Description

Eagle Close is a quiet cul de sac situated on the popular Abbeyfields development located on the outskirts of the town centre and being within easy access of the M25 for connections with M11 and A10.

Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

The town centre with its historic Market Square and pedestrianized Sun Street with a variety of shops and eateries and bi-weekly market is within easy access.

The property would make a suitable first time/investment purchase and is being offered chain free.

The accommodation comprises an entrance lobby providing access to the lounge with laminated flooring, stairs leading to the first floor landing feature bay window to the front.

The kitchen which is accessed from the lounge has fitted wall and base units with contrasting work surfaces, space for cooker and plumbing for a washing machine.

The first floor accommodation comprises two bedrooms and a bathroom, bedrooms one and two both overlook the front aspect, with built in cupboards to bedroom one.

A fully tiled bathroom with a modern three piece suite complete complete this level.

Externally there are communal gardens , Two allocated parking spaces and visitor parking spaces.





ENTRANCE HALL

3' 3" x 2' 11" (0.99m x 0.89m)

LOUNGE

14' 00" x 14' 11 Max" (4.27m x 4.55m)

KITCHEN

12' 3" x 5' 7" (3.73m x 1.7m)

LANDING

BEDROOM ONE

10' 6" x 10' 1 Max" (3.2m x 3.07m)

BEDROOM TWO

9' 1" x 5' 11" (2.77m x 1.8m)

BATHROOM

5' 7" x 6' 00" (1.7m x 1.83m)

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

CHARGES AND TENURE

Council Tax Epping Forest District Council Band C

Service Charge £ 1231 Per Annum

Ground Rent - Nil

Tenure - Leasehold Expires December 2178 (152 Years Unexpired)

UTILITIES AND SUPPLIERS

Electricity - Mains - EDF Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water

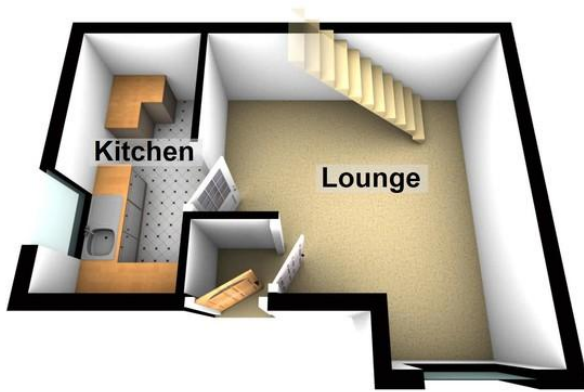
Heating Gas Central Heating EDF Energy

Broadband - Various providers available

Mobile Signal and Coverage Vodafone Three EE O2



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements